



## CITY OF LODI COUNCIL COMMUNICATION

**AGENDA TITLE:** Public Hearing to Consider Redesign Concept for C-Basin (Pixley Park) and the Exchange of Properties with GREM, Inc., to Allow the Relocation of C-Basin

**MEETING DATE:** April 21, 2004

**PREPARED BY:** Public Works Director

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**RECOMMENDED ACTION:** That the City Council conduct a public hearing to consider the redesign concept for C-Basin (Pixley Park) and the exchange of properties with GREM, Inc., to allow the relocation of C-Basin.

**BACKGROUND INFORMATION:** The present design concept and approximate 27-acre configuration for C-Basin was established by the Council on September 28, 1988. In addition to the recreation component, the park is required to store 131 acre-feet of storm drainage runoff. The Park, Recreation and Open Space Plan adopted by the Council on January 19, 1994, designates the site as a 43.7-acre major sports field complex for adult softball, soccer and tennis. The Plan identifies a need to acquire an additional 17.7 acres at this site. However, in subsequent action, the Council decided not to acquire additional vacant land to the east.

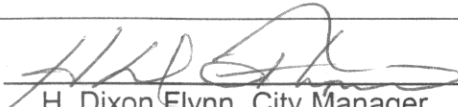
Recreation needs in the area have recently refocused upon development of an adult tournament softball complex. Due to the longer field dimensions and parking needs required for tournament play, the present site configuration does not lend itself to that type of use. The present site will accommodate only three softball fields. The proposed redesigned park/basin concept plan being recommended for Council approval will provide four softball fields with expanded parking and spectator areas. The storm drainage storage requirement can be met with either site configuration. The proposed concept plan was approved by the Parks and Recreation Commission at their December 2, 2003, meeting.

An exchange of property requested by GREM, Inc., would facilitate the proposed concept plan. The proposed exchange would provide a reconfigured City of Lodi park/basin site having essentially the same area as the current site but superior dimensions for development of the adult tournament softball complex. The existing property lines, acreage and ownership for the properties affected by the proposed exchange are shown on Exhibit A. The proposed property lines, acreage and ownership after the exchange are shown on Exhibit B. The property lines and acreage of the land to be exchanged are shown on Exhibit C. The slight differential in the land exchange results from a combination of City standard design criteria for Auto Mall Drive and fixed intersection locations at Beckman Road and Pixley Parkway.

To facilitate the proposed land exchange process, GREM, Inc., at its expense and with direction and review by City staff, has provided the proposed park/basin concept plan. In addition, as part of the land

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APPROVED:

  
H. Dixon Flynn, City Manager

exchange, GREM, Inc., will construct improvements, at its expense, at the new site and deliver to the City a rough-graded site that will be superior to the existing basin because the entire site will be graded. The following requirements have been agreed upon by GREM, Inc., and the related improvements are diagrammatically shown on Exhibit D:

1. Provide engineered improvement plans, specifications, construction cost estimates and a current geotechnical report for all required improvements, all in conformance with City of Lodi Public Improvement Design Standards.
2. Perform rough grading construction for the entire park/basin site to final design grades.
3. Construct basin inlet piping from east of Beckman Road to the new basin.
4. Construct basin outlet structure.
5. Construct perimeter fencing around the entire site.
6. Dedicate street and public utility easements on Auto Mall Drive.
7. Install full street frontage improvements (curb, gutter, sidewalk, driveways, utilities, street lighting and asphalt concrete pavement) in Auto Mall Drive.

GREM, Inc., has also agreed to perform the following services with cost reimbursement by the City from the Storm Drainage and Parks and Recreation Impact Mitigation Fee funds:

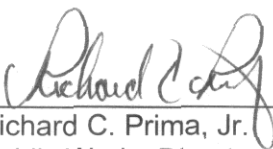
1. Prepare engineered plans, specifications, and construction cost estimates for the future storm drainage pump station and inlet structure to allow discharge from the basin to Cluff Avenue.
2. Prepare slope erosion protection, turf and irrigation plans, specifications and construction cost estimates for the entire Pixley Park site.
3. Construct a temporary inlet channel from Auto Mall Drive to the basin.

In addition to the City improvements described above, staff will discuss with the City Council the displacement of the model airplane club facilities at Pixley Park. With continued development of the adjacent property, this use is less viable at this location.

State law regarding disposition or acquisition of park land requires a finding as to General Plan conformity by the Planning Commission, which was approved by the Planning Commission on March 10, 2004.

Staff will return to Council at a later date for approval of the improvement agreement(s) covering the installation of the park site and other public improvements and appropriation of funds for any applicable reimbursements.

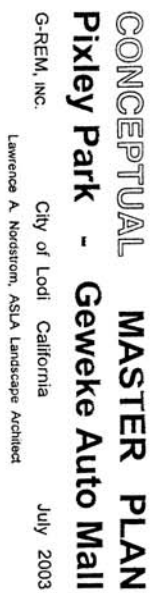
**FUNDING:** Not applicable.

  
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Richard C. Prima, Jr.  
Public Works Director

Prepared by F. Wally Sandelin, City Engineer  
RCP/FWS/pmf  
Attachments  
cc: Interim City Attorney



## EXISTING LOT LINES



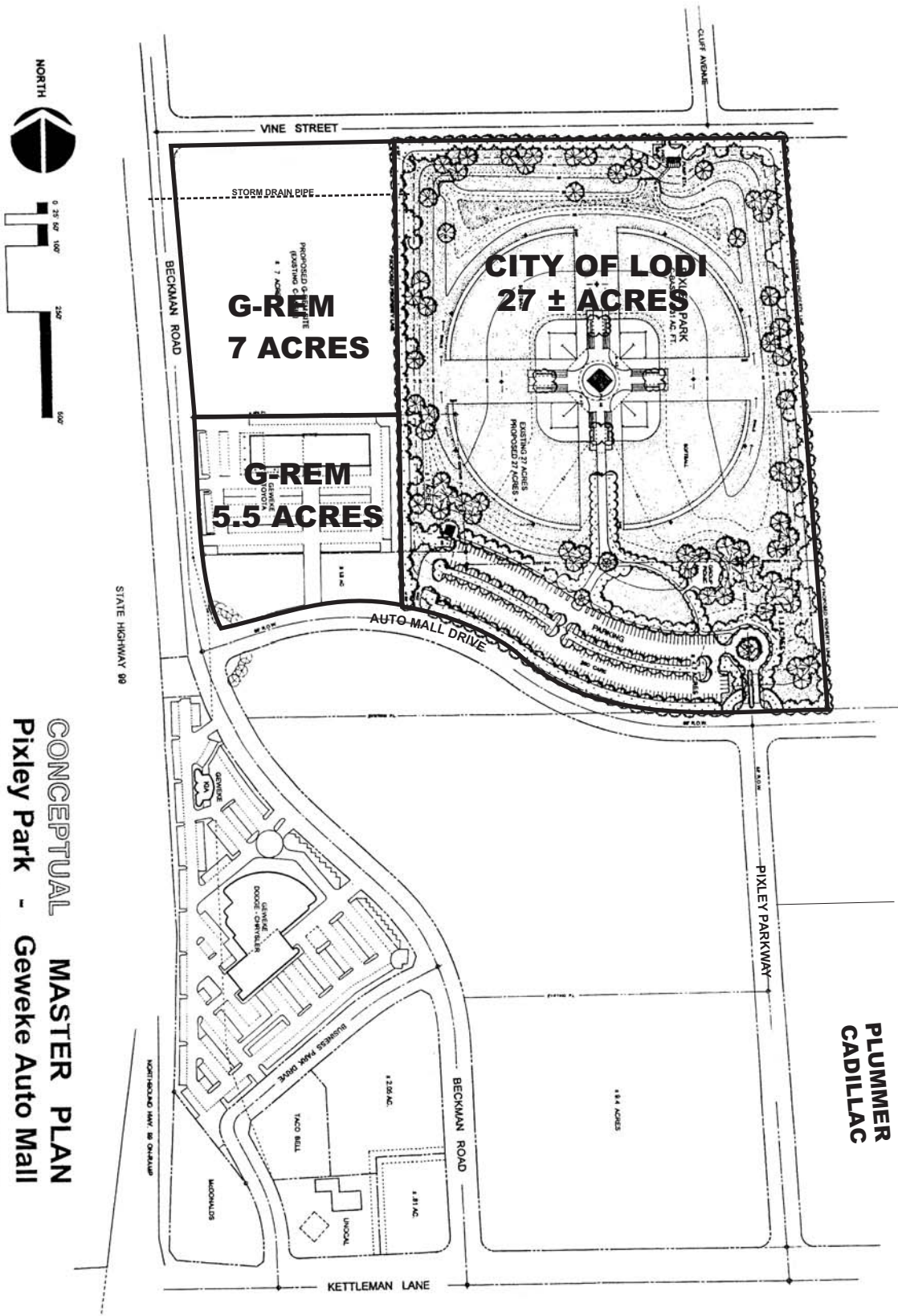


# CITY OF LODI

PUBLICWORKSDEPARTMENT

## EXHIBIT B

### PROPOSED PROPERTY LINES



**CONCEPTUAL MASTER PLAN**  
**Pixley Park - Geweke Auto Mall**  
G-REM, INC.  
City of Lodi California  
Lawrence A. Nordstrom, ASLA Landscape Architect  
July 2003

**PLUMMER  
CADILLAC**



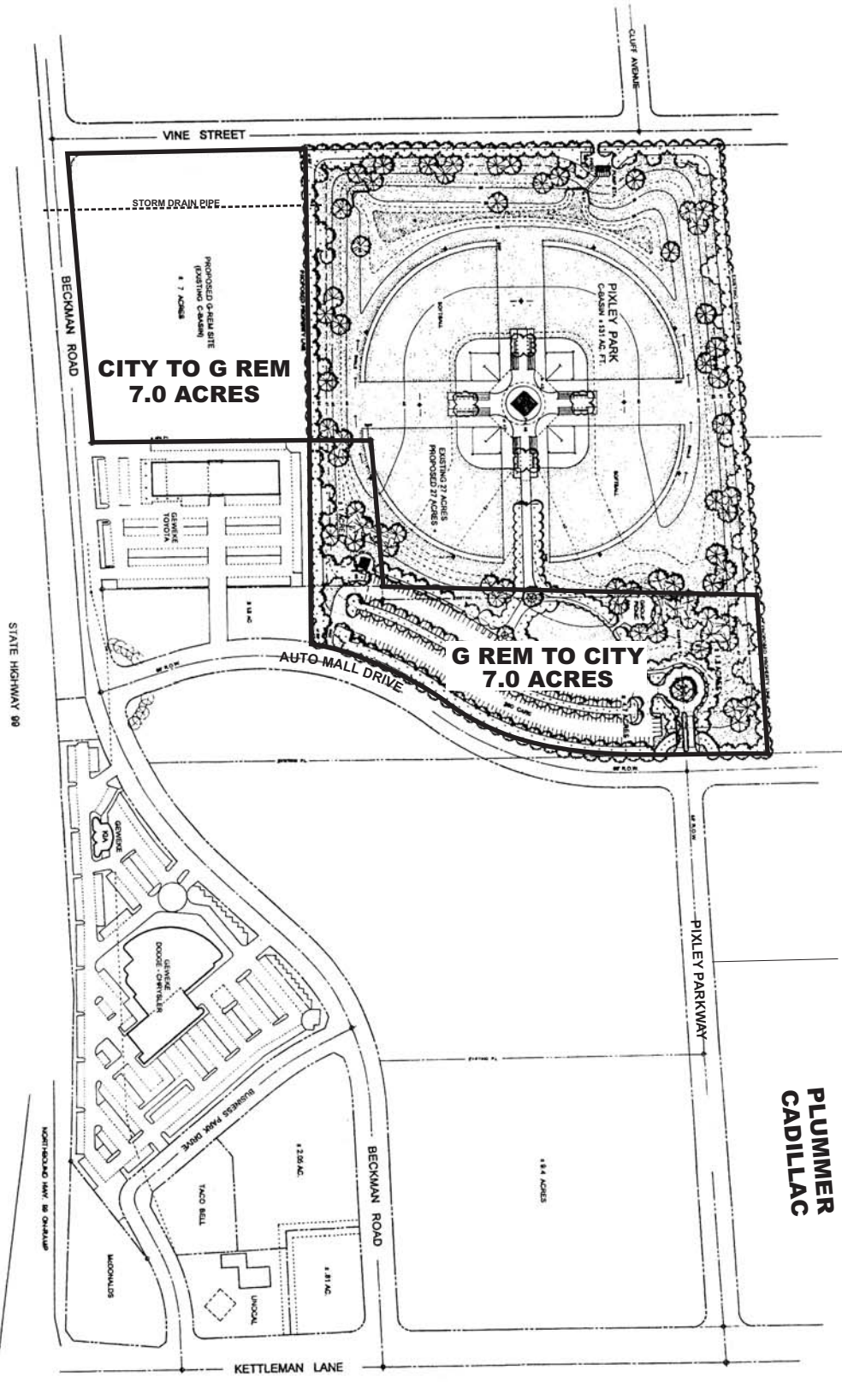
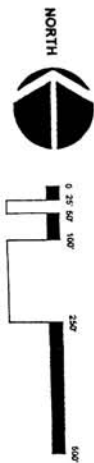


# CITY OF LODI

PUBLIC WORKS DEPARTMENT

## EXHIBIT C

### LAND EXCHANGE

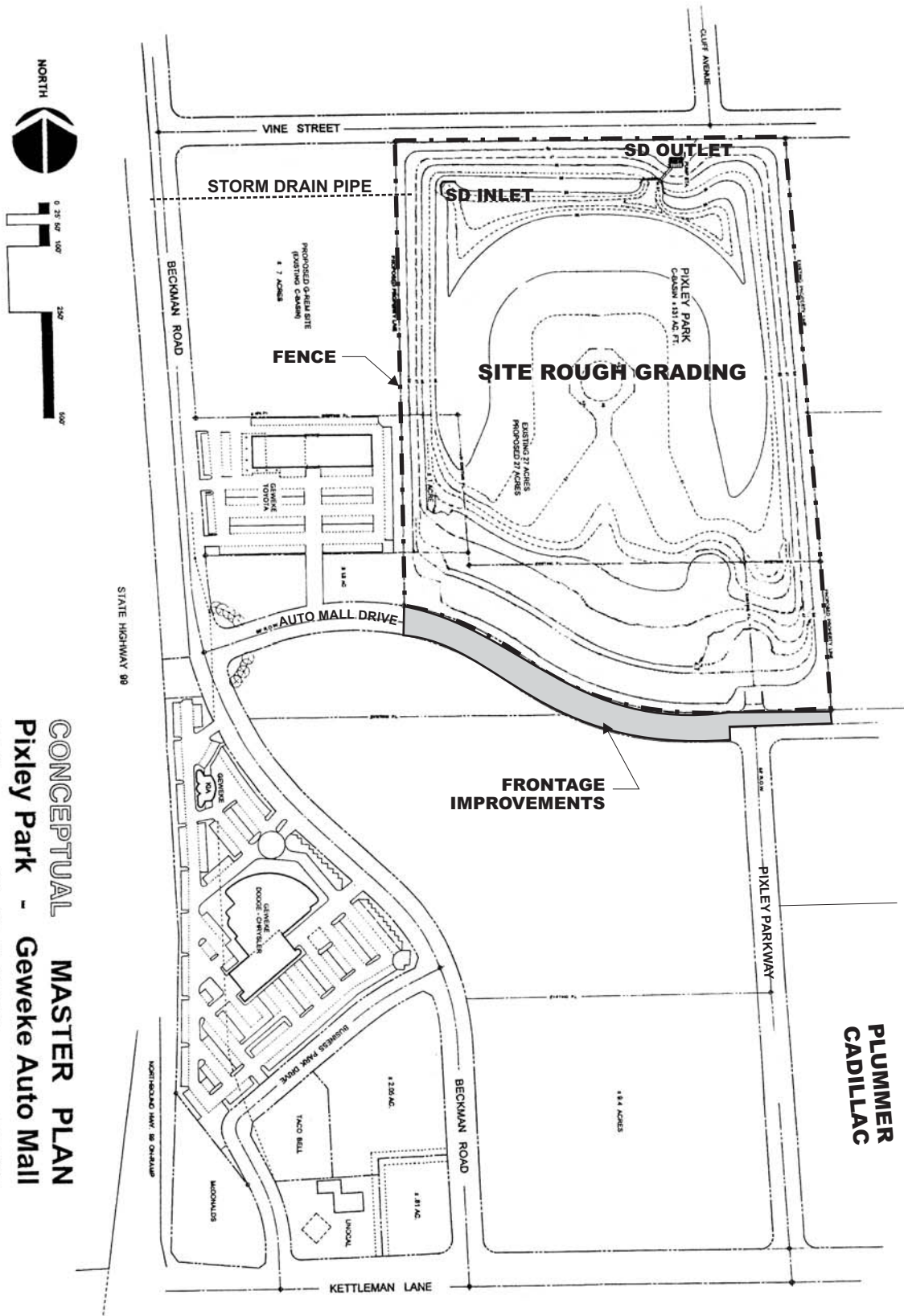


**CONCEPTUAL MASTER PLAN**  
**Pixley Park - Geweke Auto Mall**  
G-REM, INC.  
City of Lodi California  
Lawrence A. Nordstrom, ASLA Landscape Architect  
July 2003



# EXHIBIT D

## IMPROVEMENTS



**CONCEPTUAL MASTER PLAN**  
**Pixley Park - Geweke Auto Mall**  
City of Lodi California  
G-GREM, INC.  
Lawrence A. Nordstrom, ASLA, Landscape Architect  
July 2003

CITY COUNCIL

LARRY D. HANSEN, Mayor  
JOHN BECKMAN,  
Mayor Pro Tempore  
SUSAN HITCHCOCK  
EMILY HOWARD  
KEITH LAND

CITY OF LODI

CITY HALL, 221 WEST PINE STREET  
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FAX (209) 333-6807  
cityclrk@lodi.gov

H. DIXON FLYNN  
City Manager  
SUSAN J. BLACKSTON  
City Clerk  
D. STEPHEN SCHWABAUER  
Interim City Attorney

April 8, 2004

Dale N. Gillespie  
G-REM, Inc.  
P.O. Box 1210  
Lodi, CA 95241

**RE: City Council Public Hearings to consider:**

- (1) Appeal received from Key Advertising, Inc., regarding the Planning Commission's decision to deny the request of Key Advertising for a Use Permit to allow a 75-foot-high electronic display sign and a Variance to double the maximum allowable sign area from 480 square feet to 960 square feet to be located at 1251 South Beckman Road
- (2) Redesign concept for C-Basin (Pixley Park) and the exchange of properties with GREM, Inc., to allow the relocation of C-Basin

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This is to notify you that on April 7, 2004, the City Council voted to continue the above public hearings (pursuant to your request) to **April 21, 2004 at 7:00 p.m.** or as soon thereafter as the matter can be heard, in the Council Chambers, at Carnegie Forum, 305 West Pine Street, Lodi.

NOTE: If you challenge the proposed action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City Council at, or prior to, the public hearing. *Written correspondence for the City Council may be mailed C/O The City Clerk's Office, 221 West Pine Street, Lodi, California, 95240.*

Should you have any questions, please contact me at 333-6702.



Susan J. Blackston  
City Clerk

cc: Community Development Director  
Public Works Director  
Kelly Higgs, Key Advertising, Inc.

# NOTICE OF RE-CONTINUED PUBLIC HEARING

## CITY COUNCIL

## CITY OF LODI

NOTICE IS HEREBY GIVEN that the public hearing of the City Council of the City of Lodi to consider redesign concept for C-Basin (Pixley Park) and the exchange of properties with GREM, Inc., to allow relocation of C-Basin originally scheduled for March 17, 2004 and continued to April 7, 2004 has been re-continued to **April 21, 2004 at the hour of 7:00 p.m.** in the Council Chamber, Carnegie Forum, 305 W. Pine Street, Lodi, California.

Posted April 8, 2004



SUSAN J. BLACKSTON  
CITY CLERK  
Of the City of Lodi